



59 Woodside Road, Weybourne, Farnham, Surrey. GU9 9DT.  
Guide Price £415,000

- Semi detached bungalow
- Extended accommodation
- Cul de sac location
- Secluded garden
- No chain
- Two bedrooms
- Lounge/dining room
- Shower room
- Fitted kitchen
- Conservatory

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	62
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Description

An extended semi detached bungalow in a popular cul de sac of similar homes. The accommodation includes an entrance hall, lounge and dining room, fitted kitchen, conservatory, two bedrooms and a shower room. Outside there is a driveway to the front and a generous private garden to the rear. Further benefits include double glazing and gas central heating. The bungalow is well situated for access to the local road network and is only around 2 miles from Farnham's elegant Georgian town centre. There is a selection of local schools and shops and Rowhill Nature Reserve is within a short walk.

The property benefits from all mains services and the water supply is not metered. Ultrafast broadband is available in the area and outdoor mobile phone reception is likely on all networks; buyers should conduct their own indoor checks. Offered for sale with no onward chain.

## Directions

Sat Nav Ref: GU9 9DT

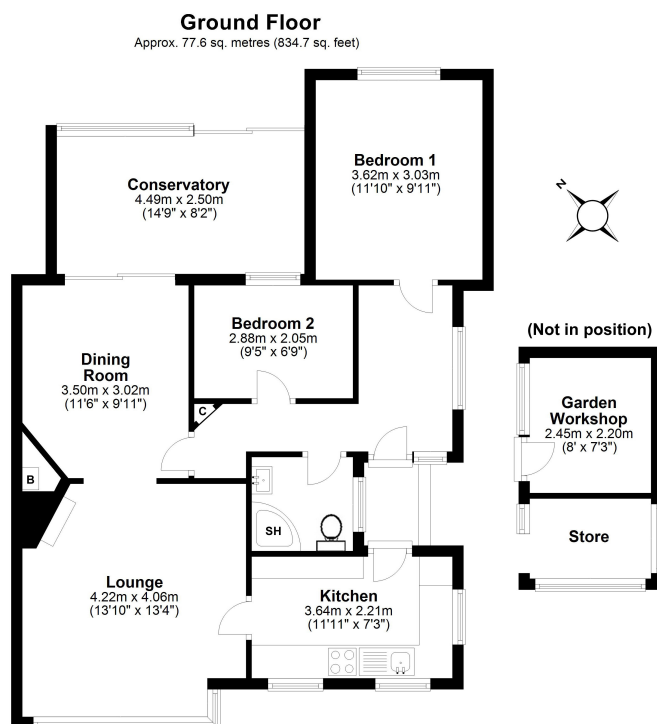
## Tenure

Freehold

## Local Authority

Waverley

Band D



House area: approx. 77.6 sq. metres (835.3 sq. feet)  
Outbuilding area: approx. 8.6 sq. metres (92.6 sq. feet)  
Total area: approx. 86.2 sq. metres (927.8 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.